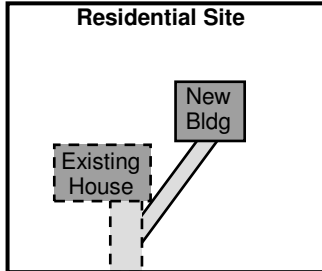
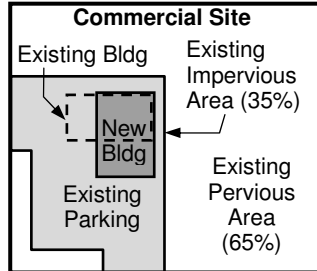


Redevelopment project means a project that proposes to add, replace, or modify impervious surfaces for purposes other than a residential subdivision or maintenance on a *site* that is already substantially developed in a manner consistent with its current zoning or with a legal non-conforming use, or has an existing impervious surface coverage of 35% or more. The following examples illustrate the application of this definition.

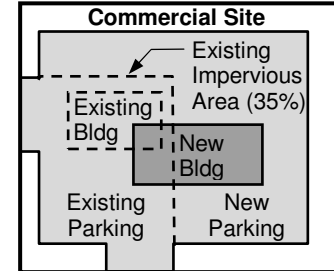
A Redevelopment Project that Adds New Impervious Surface



A Redevelopment Project that Replaces Impervious Surface



A Redev Project that Adds and Replaces Impervious Surface



Replaced impervious surface means any existing impervious surface on the *project site* that is proposed to be removed and re-established as impervious surface, excluding impervious surface removed for the sole purpose of installing utilities or performing maintenance. For the purposes of this definition, *removed* means the removal of buildings down to bare soil or the removal of Portland cement concrete (PCC) slabs and pavement or asphaltic concrete (AC) pavement together with any asphalt treated base (ATB). It does not include the removal of pavement material through grinding or other surface modification unless the entire layer of PCC or AC together with ATB is removed.

Replaced PGIS means *replaced impervious surface* that is *pollution-generating impervious surface*.

Severe building flooding problem means there is flooding of the *finished floor area*⁶ of a *habitable building*,⁷ or the electrical/heating system of a habitable building for runoff events less than or equal to a 100-year event. Examples include flooding of finished floors of homes and commercial or industrial buildings, or flooding of electrical/heating system components in the crawl space or garage of a home.

Severe erosion problem means there is an open drainage feature with evidence of or potential for erosion/incision sufficient to pose a sedimentation hazard to downstream conveyance systems or pose a landslide hazard by undercutting adjacent slopes. Severe erosion problems do not include roadway shoulder rilling or minor ditch erosion.

Severe flooding problem means a *severe building flooding problem* or a *severe roadway flooding problem*.

Severe roadway flooding problem means there is flooding over all lanes of a *roadway*,⁸ or a *sole access driveway*⁹ is severely impacted, for runoff events less than or equal to the 100-year event. A severely impacted sole access driveway is one in which flooding overtops a culverted section of the driveway, posing a threat of washout or unsafe access conditions due to indiscernible driveway edges, or flooding is deeper than 6 inches on the driveway, posing a severe impediment to emergency access.

Single family residential project means any project that (a) constructs or modifies a single family dwelling unit, (b) makes improvements (e.g., driveways, roads, outbuildings, play courts, etc.) or clears native vegetation on a lot that contains or will contain a single family dwelling unit, or (c) is a plat, short plat, or boundary line adjustment that creates or adjusts lots that will contain single family dwelling units.

⁶ *Finished floor area*, for the purposes of defining **severe building flooding problem**, means any enclosed area of a building that is designed to be served by the building's permanent heating or cooling system.

⁷ *Habitable building* means any residential, commercial, or industrial building that is equipped with a permanent heating or cooling system and an electrical system.

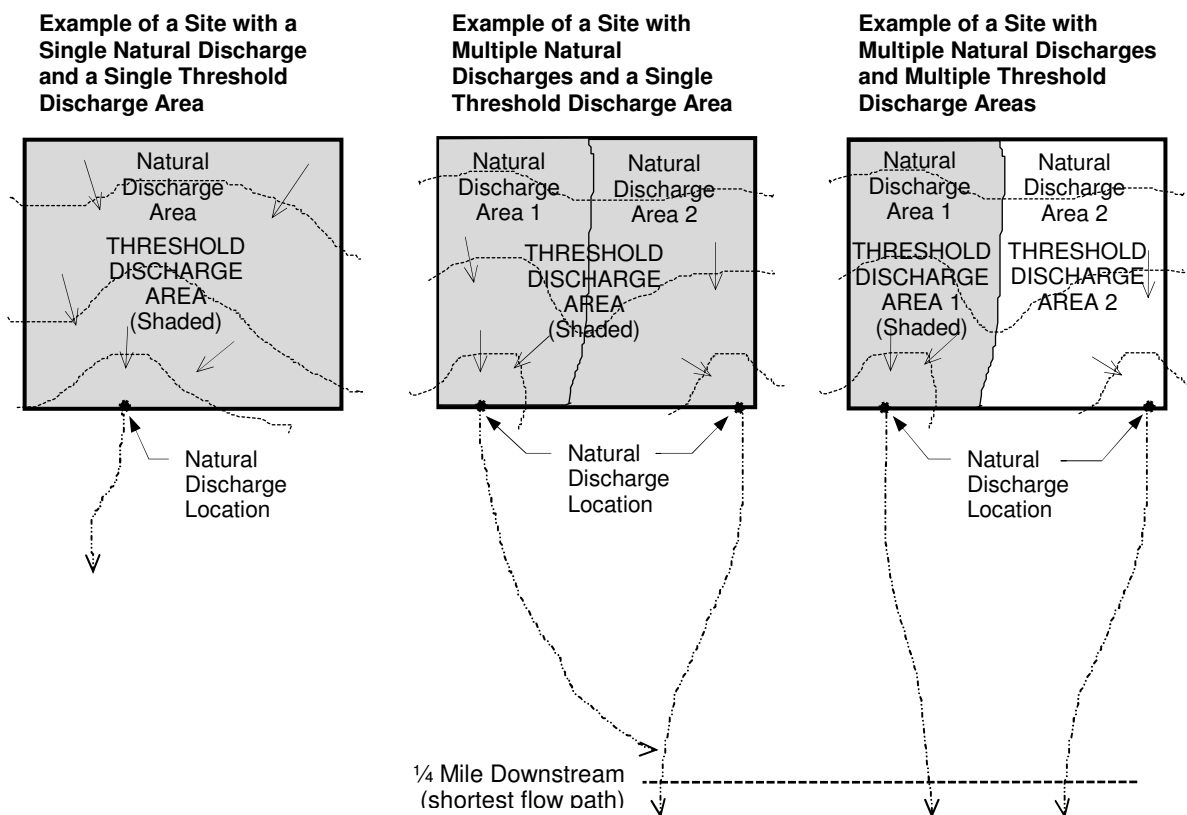
⁸ *Roadway*, for the purposes of this definition, means the traveled portion of any public or private road or street classified as such in the *King County Road Standards*.

⁹ *Sole access driveway* means there is no other unobstructed, flood-free route for emergency access to a habitable building.

Site (a.k.a. *development site*) means a single parcel, or two or more contiguous parcels that are under common ownership or documented legal control, used as a single parcel for purposes of applying for authority from King County to carry out a development/project proposal. For projects located primarily within dedicated rights-of-way, *site* includes the entire width of right-of-way within the total length of right-of-way subject to improvements proposed by the project.

Steep slope hazard area is the critical area designation, defined and regulated in KCC 21A, that is applied to areas on a slope of 40% or more within a vertical elevation change of at least 10 feet. See the "Definitions" section for more details.

Threshold discharge area means an onsite area draining to a single *natural discharge location*, or multiple *natural discharge locations* that combine within one-quarter-mile downstream (as determined by the shortest flowpath). The examples below illustrate this definition. This term is used to clarify how the thresholds, exemptions, and exceptions of this manual are applied to *sites* with multiple discharge locations.



Transportation redevelopment project means a project that proposes to add, replace, or modify impervious surface, for purposes other than maintenance, within a length of dedicated public or private road right-of-way that has an existing impervious surface coverage of thirty-five percent or more.